

STAFF REPORT

MAPC: February 23, 2023

DAB VI: March 13, 2023

CASE NUMBER: ZON2023-00001 (City)

APPLICANT/AGENT: Lynn Allen, LLC (Applicant)/ Stan Stover

REQUEST: MF-18 Multi-Family Residential District

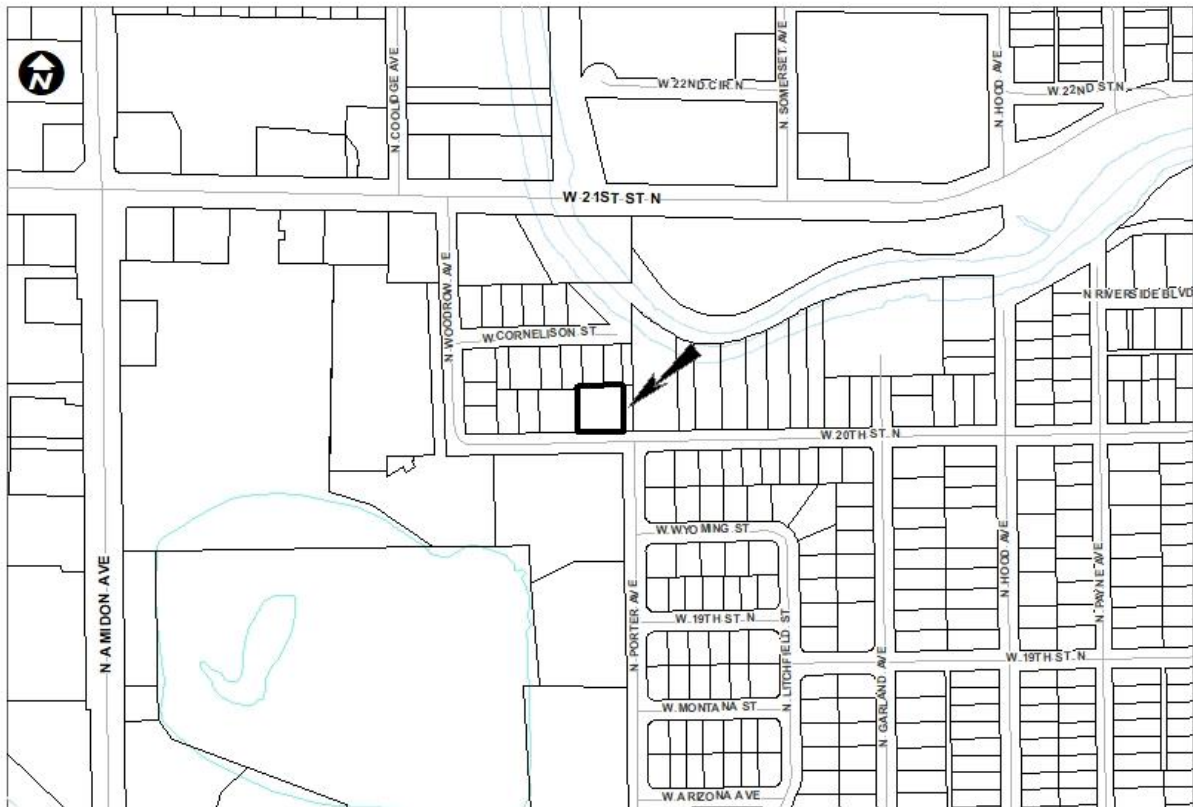
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.41 acres

LOCATION: Generally located within one-block south of West 21st Street North and within one-block east of North Woodrow Avenue (1606 West 20th Street North).

PROPOSED USE: Triplex

RECOMMENDATION: Approve subject to Protective Overlay #406



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a property addressed as 1606 West 20th Street North, which is generally located within one-block south of West 21st Street North, and within one-block east of North Woodrow Avenue. The purpose of the zone change request is to convert an existing structure into a triplex.

The 0.41-acre subject site is currently developed with a residential structure that recently has been renovated. The project included converting the attached garage into living space. The MF-18 zoning district permits up to 17.4 dwelling units per acre. Therefore, the maximum density permitted is seven dwelling units. The applicant does not intend to add any additional buildings and proposes to convert a single-family residence into a triplex.

Properties to the north, east, and west are zoned SF-5 Single-Family Residential District and developed with single-family homes. Property to the south, across West 20th Street, is zoned B Multi-Family Residential District and developed with an apartment complex that extends one-quarter mile to the south to West 18th Street North, on the west side of North Porter Avenue. Within 500 feet to the northwest, the property at 2118 North Woodrow Avenue is zoned GO General Office District. Within 500 feet to the west is property zoned LC Limited Commercial District, GC General Commercial District with CUP DP-3 and is developed with a large-scale commercial shopping center.

Section IV-B of the Unified Zoning Code (UZY) requires screening on multi-family-zoned properties when abutting residential properties. These requirements are intended to protect residential zoning districts from adverse visual impacts associated with multi-family development. Screening fences shall be not less than six feet nor more than eight feet in height, except that within 20 feet of street right-of-way line in the front setback, the height shall be reduced to three feet. The property is required to screen on the west, north, and east property lines.

The Wichita Landscape Ordinance requires multi-family developments to provide a landscape street yard with parking lot screening where across the street from residential zoning. Additionally, landscape buffer trees are required along properties lines where abutting residential zoning. The applicant shall comply with these regulations and a landscape plan is required to be reviewed and approved by the Planning Department prior to the issuance of building permits.

The site shall conform with minimum parking standards as outlined in Section IV-A of the UZY. Multi-family development requires 1.25 parking stalls per one-bedroom units and 1.75 stalls per two-bedroom or larger units. It is unknown how many bedrooms each unit of the proposed triplex has. The UZY prohibits placing off-street parking spaces within the front setback. Any parking area is required to be surfaced with an all-weather surface for low-density residential developments of four units or less. The applicant can apply for an administrative adjustment to reduce the parking requirement by up to 25 percent since this is a redevelopment project.

Section IV-C of the UZY requires adherence to compatibility setback and height standards for multi-family development where abutting TF-3 or more restrictive zoning. Due to the width of the lot, the required compatibility setback is 25 feet. This setback is applied to the west, east and north property lines, and the current structure conforms to this standard. If the property were to be redeveloped in the future, any new structure shall conform to this standard as well. The maximum height permitted in MF-18 zoning is 45 feet. Compatibility height requirements restrict building height to 35 feet when a structure is within 50 feet of a lot zoned TF-3 or more restrictive. The current structure does not exceed 35 feet. Based on the proximity of nearby lots lines zoned SF-5, if the property were redeveloped in the future, any future structure shall conform to the 35-foot compatibility height standard.

CASE HISTORY: In 1953, the property was platted as part of the Cornelison Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residential dwelling
SOUTH:	B	Apartment complex
EAST:	SF-5	Single-family residential dwelling
WEST:	SF-5	Single family residential dwelling

PUBLIC SERVICES: This site has access to West 20th Street North, which is a two-lane local street with a sidewalk on the south side. Wichita Transit provide regular bus service within one-quarter mile north along West 21st Street North. All municipal services serve the site and are adequate for the proposed development.

CONFORMANCE TO PLANS/POLICIES

The Community Investments Plan. The requested zoning is in conformance with the *Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "Residential" uses, which the *Plan* defines as "*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality.*" A triplex is not out of character with the area given the large apartment complex across the street.

Wichita: Places for People Plan. The requested zoning aligns with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles."

- **Current Conditions:** The subject site is located in an "Area of Opportunity", which "requires strategic reinvestment, both public and private, to assist in redefining and reinvigorating the area. The existing, former single-family dwelling with attached garage is being converted into a triplex. By converting the existing building, the site maintains the character of the existing neighborhood.
- **Strategies:** The requested zone change conforms to the following strategies of the *Wichita: Places for People Plan*:
 - Strategy #5 recommends providing a diversity of housing options within the ECA to attract new residents and allow existing residents to remain in the ECA. The proposed triplex accomplished aligns with this.
 - Strategy #6 recommends encouraging infill development that is contextual to the environment in which it is occurring. Property across the street is zoned multi-family and is developed with a large apartment complex. Multi-family development is not new to the area.
- **Nodal Development:** A nodal development pattern encourages higher density development closer to the node and a step down of intensity as distance away from the node increases. The subject site is approximately one-quarter mile away from the center of a Community Core node located at West 21st Street North and North Amidon Avenue. This places this site on the edge of the node and within the transition area where the intensity of uses begin to step down toward the edge. Multi-family development is an appropriate land use with the transition area.

21st Street North Corridor Revitalization Plan. The requested zoning is in partial conformance with the goals of the *21st Street North Corridor Revitalization Plan*. Goal #1 states: "Increase the long-term economic renewal, vitality, and sustainability of the 21st Street North Corridor Revitalization Plan Area." Within this goal, the plan encourages infill of existing vacant or underutilized sites within one mile of the plan area boundary. However, the requested zone change is not in conformance with the *Plan*'s Preferred Land Use Map. This map identifies the site as appropriate for single-family residential use.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request subject to Protective Overlay #406

Protective Overlay #406

1. The maximum number of dwelling units shall be three (3).
2. A site plan shall be submitted to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include the location of required parking spaces and the location of solid screening.
3. A landscape plan shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.
4. Required parking spaces shall not occupy any portion of the front setback.
5. Any additions to the existing structure or new buildings on site shall have compatible residential character to existing residential structures in the immediate vicinity with hip or gabled roofs. Building elevations shall be reviewed and approved by the Planning Department prior to the issuance of building permits.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north, east, and west are zoned SF-5 Single-Family Residential District and developed with single-family homes. Property to the south, across West 20th Street, is zoned B Multi-Family Residential District and developed with an apartment complex that extends one-quarter mile to the south to West 18th Street North, on the west side of North Porter Avenue. Within 500 feet to the northwest, the property at 2118 North Woodrow Avenue is zoned GO General Office District and the residential structure is likely converted for office use. Within 500 feet to the west is property zoned LC Limited Commercial District, GC General Commercial District with CUP DP-3 and is developed with a large-scale commercial shopping center.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential and developed with a residential structure that was originally designed as a single-family dwelling. The property could remain in use as a single-family dwelling.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family District is not expected to have significant negative impacts on surrounding properties due to the requirement to adhere to screening, landscaping, parking, and compatibility standards in applicable Codes. Converting the existing structure to a triplex should have negligible impacts on surrounding properties.
4. **Length of time subject property has remained vacant as zoned:** The property is not vacant, the applicant is intending to convert the existing structure that was originally constructed in 1947 prior to the property being platted.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Prior to the renovations, the Sedgwick County Appraiser's office listed the condition of the structure as "poor." Renovating the structure and repurposing it is considered a gain to the public safety and welfare. Denial would necessitate using the property for uses permitted in the SF-5 zoning district.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*. It is in partial conformance with the *21st Street North Corridor Revitalization*

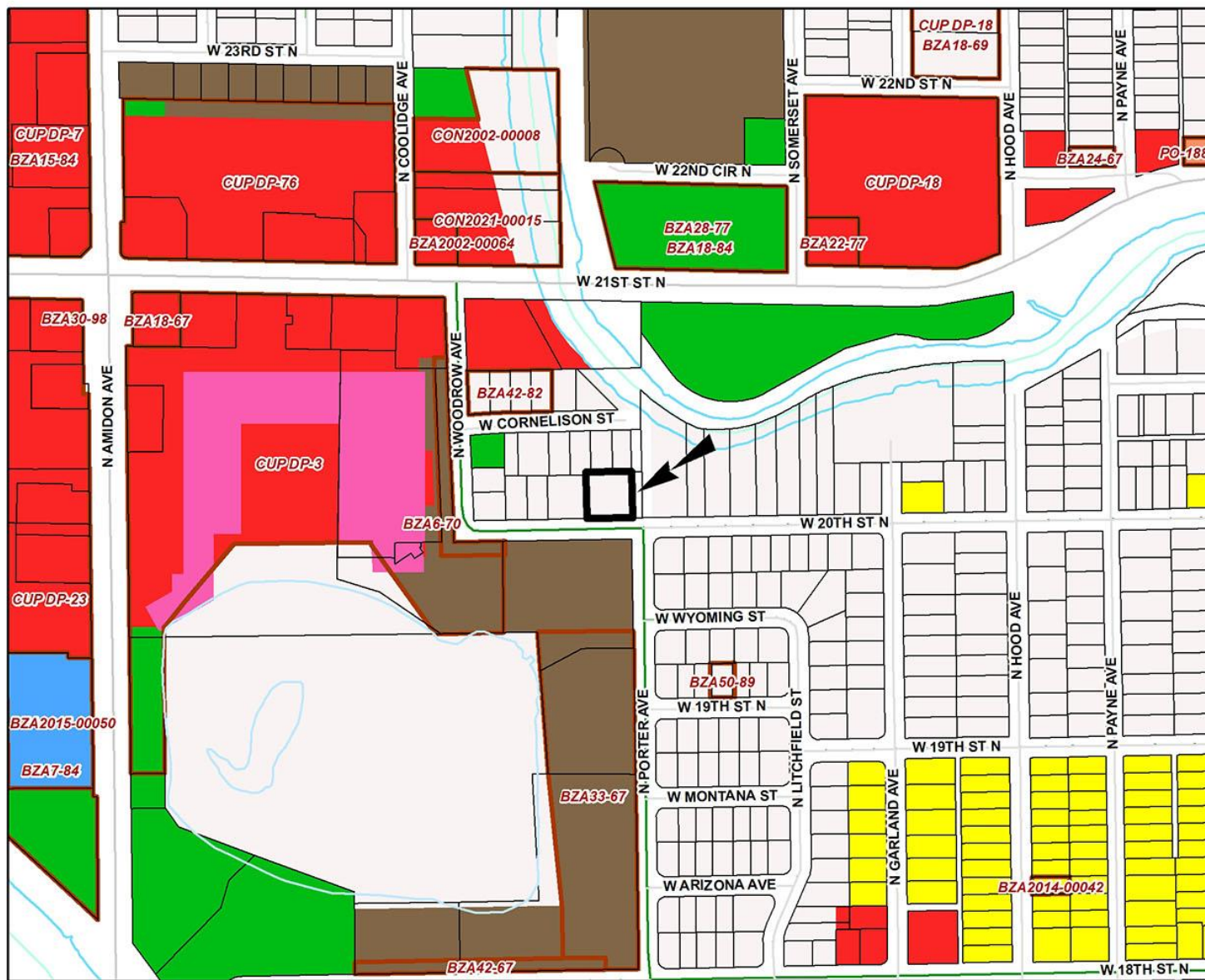
Plan, as discussed in the report.

7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. Having multiple dwelling units on this lot will likely increase traffic. However, the increase in traffic will likely be negligible considering West 20th Street is the main access point into the North Riverside neighborhood from West 21st Street North.
8. **Opposition or support of neighborhood residents:** At the time of the writing of the staff report, staff has not received any comments regarding this case.

Attachments:

1. Aerial Map
2. Zoning Map
3. 21st Street North Corridor Revitalization Plan Preferred Land Use Plan
4. Future Growth Concept Map
5. Site Pictures



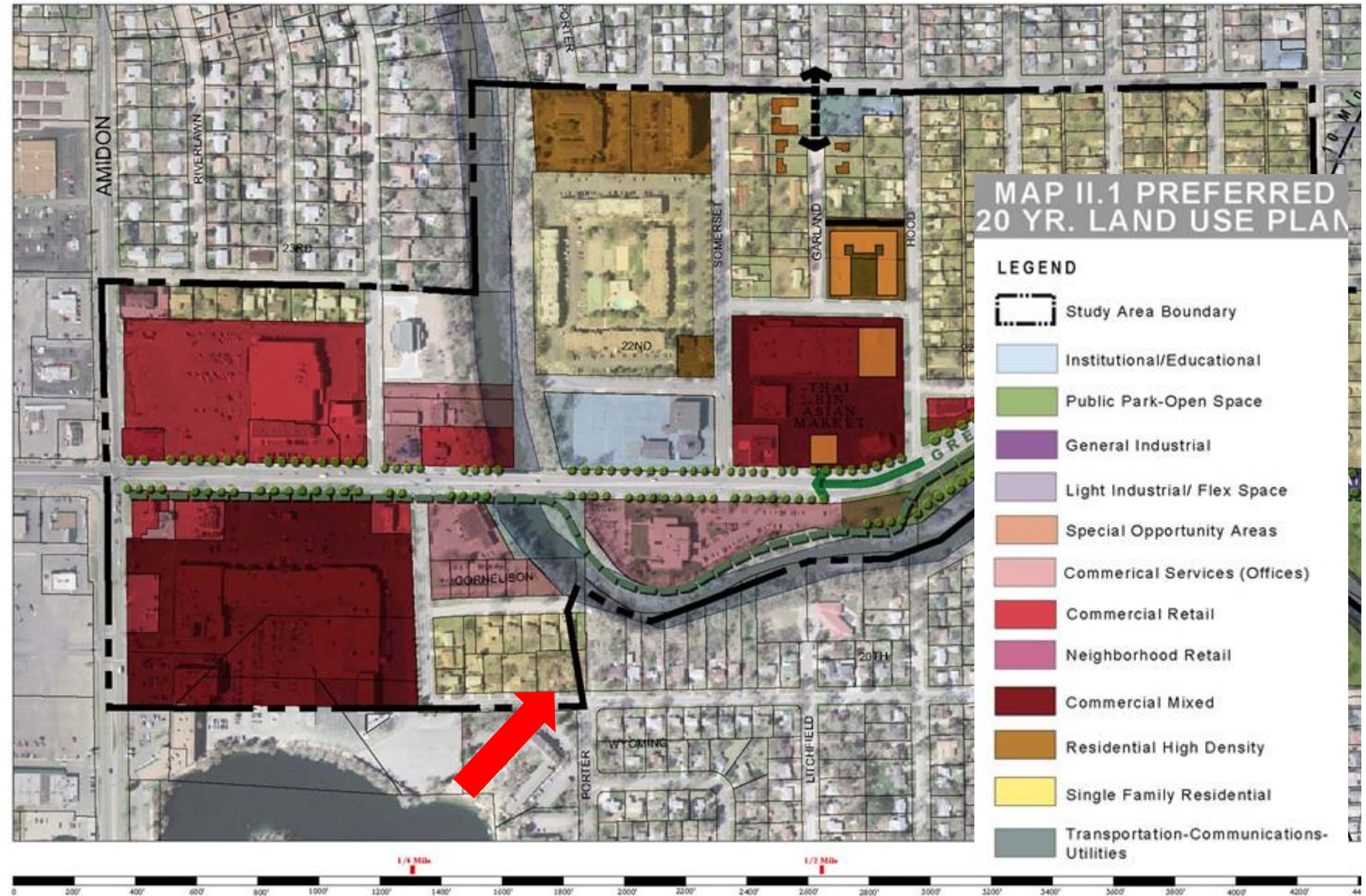


ZONING

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN
- HISTORICAL
- DELANO










WEST SUB-AREA



2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

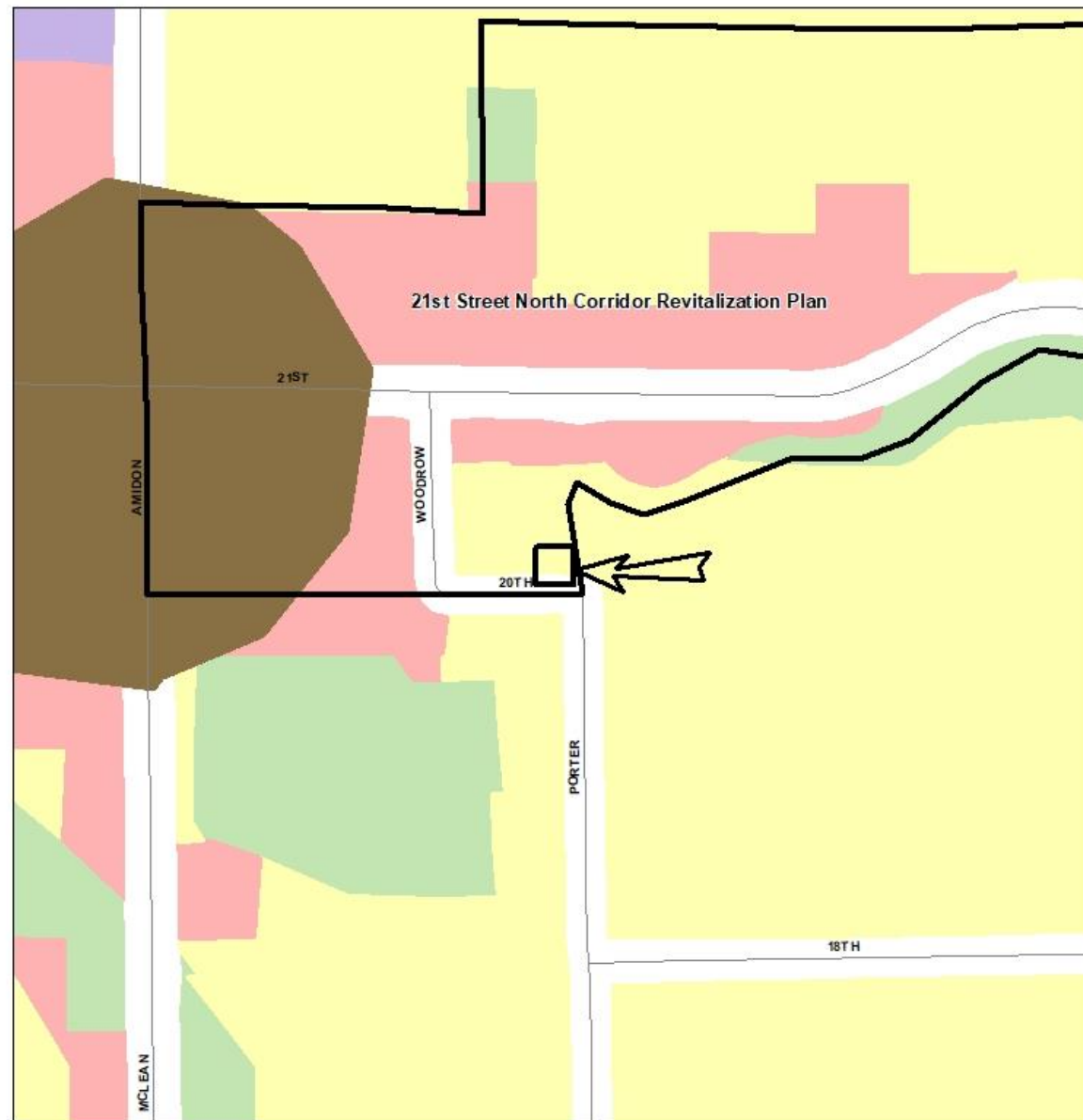
LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas

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Looking north at site



Looking northeast away from site



Looking northwest away from site



Looking southwest away from site

